

PUBLIC NOTICE

APPLICATION FOR PERMIT

U.S. Army
Corps of Engineers
Chicago District

Public Notice/Application Number: 200500458
Comment Period Begins: 27 September 2005
Comment Period Expires: 17 October 2005

JOINT PUBLIC NOTICE

U.S. Army Corps of Engineers
Illinois Environmental Protection Agency

Applicant: David Ihle
Concord Development
1540 East Dundee Road
Suite 350
Palatine, Illinois 60074

Proposed Action: Permit Application to Fill Remnant Wet Prairie Northeast of 76th Avenue and 103rd Street in Bridgeview, Cook County, Illinois (Section 12, T37N, R12E). (see attached drawings). A detailed description of this proposal is provided on page 2 of this notice.

Location of Proposed Action: In Tributary to Stony Creek, in Bridgeview, Cook County, Illinois (Se Section 12, Township 37n North, Range 12e East 3rd P.M.)

Interested parties are hereby notified that an application has been received for a Department of the Army permit for the activity described herein and as shown on the attached drawings. You are invited to provide your comments by **17 October 2005** on the proposed work, which will become part of the record and will be considered in the decision. A permit will be issued or denied under Section 404 of the Clean Water Act of 1972 (33 U.S.C. 1344). Written comments should be mailed to:

U.S. Army Corps of Engineers
Chicago District, Regulatory Branch
Attn: 200500458, Mr. Steven Gagnon
111 North Canal Street, 6th floor
Chicago, Illinois 60606-7206

Project Description

The proposed development consists of a residential subdivision with 300 homes, roads and a stormwater detention area. The development is part of a TIF district that was developed and funded prior to initiating the Section 404 permitting process. Included in the TIF agreement is a plan to provide regional detention on the property for offsite stormwater runoff in addition to the runoff from onsite.

Additional Project Information

Approximately 0.33 acres of jurisdictional wetlands and 1.1 acres of non-jurisdictional sedge meadow will be impacted to construct the proposed project. The wetlands are part of a 20+ acre remnant prairie that was found to have a floristic quality index of 57. The developer is proposing to avoid about 0.98 acres of jurisdictional sedge meadow and about 7.7 acres of the remnant prairie. Proposed mitigation will include onsite enhancement of remaining wetlands and prairie and offsite mitigation for the balance. In addition the developer has already initiated an incidental take permit application for the Illinois threatened Kirtland's Snake and has proposed to fund a mitigation project for the snake in a Will County Forest Preserve.

Soil erosion and sediment control plans will be reviewed and approved by Will/South Cook SWCD prior to issuing the permit. Land use surrounding the property includes industrial, residential and commercial properties.

Regulatory Authority: This proposed action will be reviewed according to the provisions of Section 404 of the Clean Water Act.

Jurisdiction: This application will be reviewed according to the provisions of Section 404 of the Clean Water Act due to the proposal to fill 0.33 acres of jurisdictional wetlands.

Evaluation Factors

The decision whether to issue a permit will be based on an evaluation of probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people. In addition, if the proposed activity involves the

discharge of dredged or fill material into waters of the United States, the evaluation of the impact on the public interest will include application of Section 404(b)(1) guidelines (40 CFR 230) promulgated by the U.S. Environmental Protection Agency.

The Corps of Engineers is soliciting comments from the public, Federal, state and local agencies, Indian tribes, and other interested parties in order to consider and evaluate the potential impacts of the proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on the public interest factors listed above, as well as endangered species, historic properties, water quality, and general environmental effects. Comments will be used in the preparation of an Environmental Assessment and/or Environmental Impact Statement pursuant to the National Environmental Policy Act. A determination concerning the need for a public hearing will also be based on the comments received.

Preliminary Evaluation of Selected Factors

Water Quality - The applicant has applied to the Illinois Environmental Protection Agency (IEPA) for water quality certification, or waiver thereof, for the proposed activity in accordance with Section 401 of the Clean Water Act. Certification or waiver indicates that IEPA believes the activity will not violate applicable water quality standards. The review by the IEPA is conducted in accordance with the Illinois water quality standards under 35 Illinois Administrative Code Subtitle C. The water quality standards provide for the IEPA to review individual projects by providing an antidegradation assessment, which includes an evaluation of alternatives to any proposed increase in pollutant loading that may result from this activity. The "Fact Sheet" containing the antidegradation assessment for this proposed project may be found on the IEPA's web site, at www.epa.state.il.us/public-notice/. In the event that the IEPA is unable to publish the "Fact Sheet" corresponding to the timeframe of this Joint Public Notice, a separate public notice and "Fact Sheet" will be published by the IEPA at the web site identified above. You may also obtain a copy of the "Fact Sheet" by contacting the IEPA at the address or telephone number shown below.

Written comments specifically concerning possible impacts to water quality should be addressed to:

Illinois Environmental Protection Agency
Bureau of Water
Watershed Management Section
1021 N. Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276

A copy of the written comments should be provided to the Corps of Engineers. If you have any questions please contact IEPA at (217) 782-3362.

Endangered and Threatened Species - The Corps of Engineers has determined that the proposed activity would not affect any federally-listed endangered or threatened species or critical habitat for any endangered or threatened species, pursuant to the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.). Therefore, consultation with the U.S. Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act does not appear to be warranted at this time.

Historic Properties/Cultural Resources - Preliminary review indicates that the proposed activity is not likely to adversely affect any historic property which is listed, or eligible for listing, on the National Register of Historic Places.

Environmental Impact Statement - A preliminary determination has been made that an environmental impact statement is not required for the proposed work.

Public Hearing - Any person may request in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearing shall state with particularity the reasons for holding a public hearing. A request for a hearing may be denied if substantive reasons for holding a hearing are not provided or if there is otherwise no valid interest to be served.

It should be noted that materials submitted as part of the permit application become part of the public record and are thus available to the general public under the procedures of the Freedom of Information Act (FOIA). Individuals may submit a written request to obtain materials under FOIA or make an appointment to view the project file at the Chicago District Corps of Engineers Office of Counsel.

Interested parties wishing to comment on the proposed activity must do so by in writing no later than **17 October 2005**. It is presumed that all parties receiving this notice will wish to respond to this public notice; therefore, a lack of response will be interpreted as meaning that there is no objection to the project as described.

This public notice is not a paid advertisement and is for public information only. Issuance of this notice does not imply Corps of Engineers endorsement of the project as described.

If you have any questions, please contact Mr. Steven Gagnon of the Regulatory Branch by telephone at (312) 846-5597, or email at steven.k.gagnon@usace.army.mil. **It should be noted that comments received via e-mail can only be accepted with the full name and address of the**

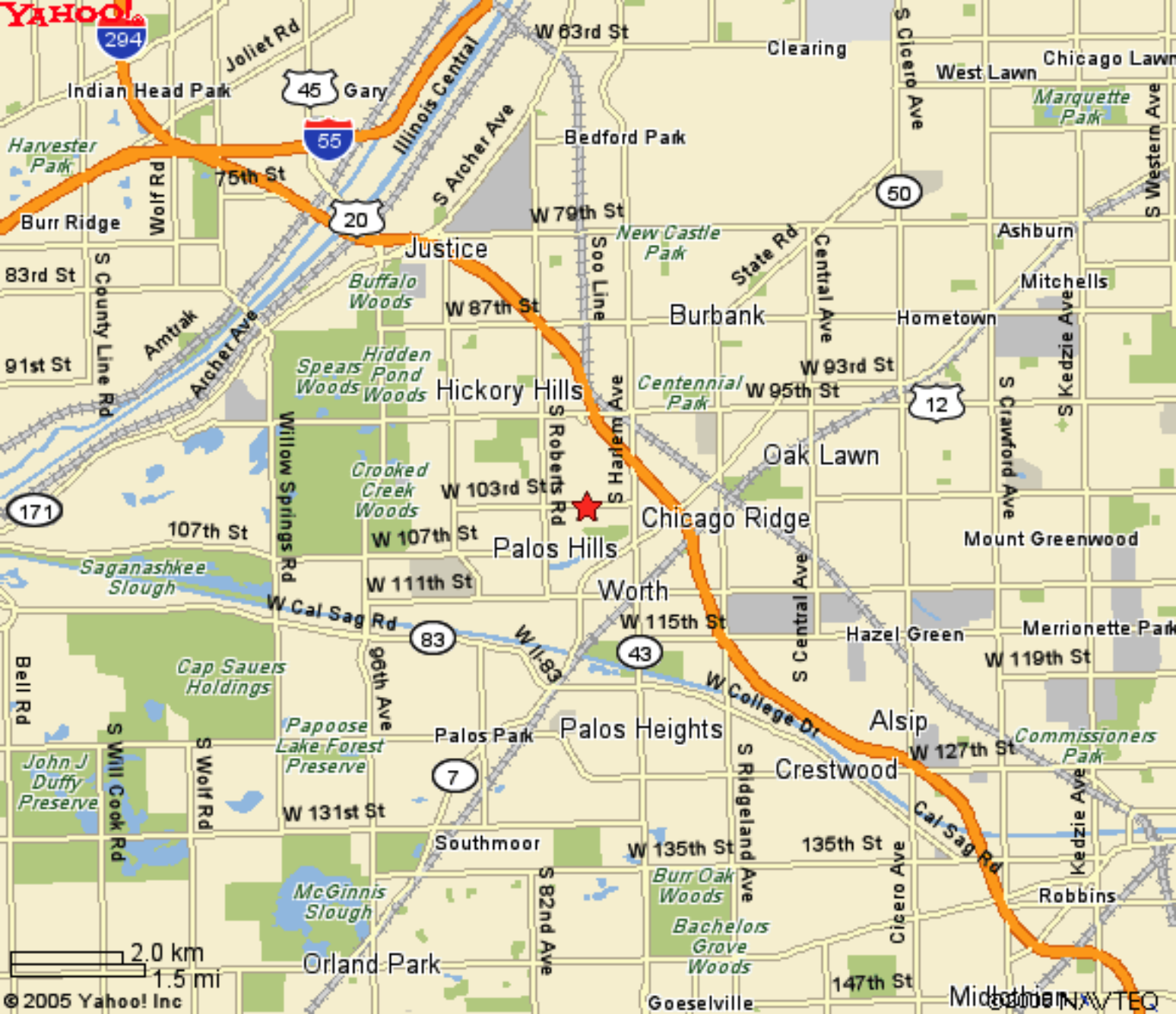
individual commenting. You can also visit our website at www.lrc.usace.army.mil/co-r for more information on our program.

FOR THE DISTRICT ENGINEER:

Leesa A. Beal
Chief, East Section
Regulatory Branch

NOTICE TO POSTMASTERS:

It is requested that this notice be conspicuously and continuously posted until 17 October 2005.



LEGEND:

Project Area —

Wetland Boundary - -

Sample Points A - W



1999 AERIAL PHOTOGRAPH

Source: Terraserver.com

BRIDGEVIEW SITE

Project Number: C-03-1120D

Concord Homes, Inc.



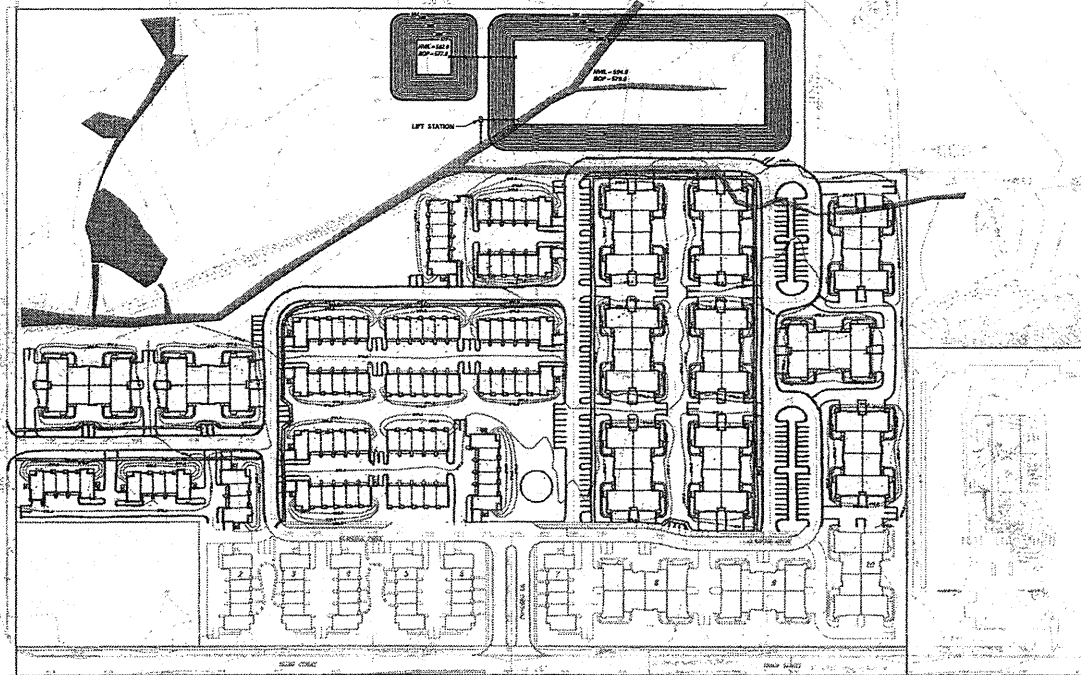
0 200 400 800

SCALE: 1"=400'



NORTH

Exhibit F



SITE DATA

TOTAL WETLAND AREA - 1.27 ACRES

IMPACTED WETLAND AREA - 0.33 ACRES

PRAIRIE AREA PRESERVED - 8.70 ACRES

- REGIONAL DETENTION INCLUDED
- PUMP SYSTEM - 15' DEPTH

REVISIONS		 ROGINA & ASSOCIATES, LTD. <small>33 Caterpillar Drive Joliet, Illinois 61772-0777 FAX 815/725-0782</small>	CLIENT CONCORD DEVELOPMENT CORP. 1540 DUNDEE ROAD, SUITE 350 PALATINE, ILLINOIS 60067	PROJECT BRIDGEVIEW PLACE BRIDGEVIEW, ILLINOIS	PROJECT NO. R307.04	DESIGNED BY	GRADING PLAN EXHIBIT NO. 2
1. <small>REVISIONS</small>	2. <small>REVISIONS</small>				DATE 9/14/2005	CHECKED BY RAR	